



UNITED STATES BANKRUPTCY COURT COURT FOR THE DISTRICT OF DELAWARE	PROOF OF CLAIM
Name of Debtor: <p style="text-align: center;">UBI LIQUIDATING CORP. f/k/a URBAN BRANDS, INC.</p>	Case Number: 10-13005 (KJC)
NOTE: This form should not be used to make a claim for administrative expenses arising after the commencement of the case. A "request" for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503.	
Name of Creditor (the person or other entity to whom the debtor owes money or property): <p>SOUTHLAND MALL - CA</p>	<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim.
Name and address where notices should be sent: <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> c/o GGP Limited Partnership 110 North Wacker Drive Chicago, IL 60606 Attn: Jennifer Anfinson </div>	Court Claim Number: _____ (If known)
Telephone number: (312) 960 - 2931	Filed on: _____
Name and address where payment should be sent (if different from above): SAME	<input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.
Telephone number:	<input type="checkbox"/> Check this box if you are the debtor or trustee in this case.
1. Amount of Claim as of Date Case Filed: <u>\$ 72,653.01</u> * *Creditor reserves its right to file an amended claim. If all or part of your claim is secured, complete item 4 below, however, if all of your claim is unsecured, do not complete Item 4. If all or part of your claim is entitled to priority, complete item 5. <input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.	5. Amount of Claim Entitled to Priority under 11 U.S.C. § 507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount. Specify the priority of the claim.
2. Basis for Claim: <u>NON-RESIDENTIAL REAL ESTATE LEASE OBLIGATIONS</u> (See instruction #2 on reverse side.)	<input type="checkbox"/> Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).
3. Last four digits of any number by which creditor identifies debtor: _____ 3a. Debtor may have scheduled account as: <u>Ashley Stewart - Southland Mall</u> (See instruction #3a on reverse side.)	<input type="checkbox"/> Wages, salaries, or commissions (up to \$10,950*) earned within 180 days before filing of the bankruptcy petition or cessation of the debtors business, whichever is earlier - 11 U.S.C. § 507(a)(4).
4. Secured Claim (See instruction #4 on reverse side.) Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information. Nature of property or right of setoff: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe: Value of Property: \$ _____ Annual Interest Rate ____% Amount of arrearage and other charges as of time case filed included in secured claim, if any: \$ _____ Basis for perfection: _____ Amount of Secured Claim: \$ _____ Amount Unsecured: \$ _____	<input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5). <input type="checkbox"/> Up to \$2,425* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(7). <input type="checkbox"/> Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8). <input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. § 507(a)(1).
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim.	Amount entitled to priority: \$ _____
7. Documents: Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary. (See instruction 7 and definition of "redacted" on reverse side.) DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING. If the documents are not available, please explain:	*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.
Signature: the person filing this claim must sign it. Sign and print name and title, if any, of the creditor or other person authorized to file this claim and state address and telephone number if different from the notice address above. Attach copy of power of attorney, if any. Date: <u>12/9/10</u>  Jennifer Anfinson - Bankruptcy Paralegal	FOR COURT USE ONLY  00322

Tenant: 2236313 ASHLEY STEWART
Company 2141 Southland Mall-CA
Operating Unit 2141 Southland Mall CA
Lease: 226954 Unit No 330 Type: NR New-Retail

DOF: 9/21/2010

Status: F Active-Signed/Open Bankruptcy

P C	Ty	Number	Document Company	G/L Offset	Invoice Date	Due Date/ Check Date	Original Amount	Open Amount	Pre Petition	Post Petition	
D	RD	7019619	2141	CAMT	11/1/2009	11/1/2009	\$8,191.26	\$8,191.26	\$8,191.26		
D	RD	7079256	2141	BMRR	12/1/2009	12/1/2009	\$8,548.83	\$8,548.83	\$8,548.83		
D	RD	7079256	2141	CAMT	12/1/2009	12/1/2009	\$8,191.26	\$8,191.26	\$8,191.26		
D	RD	7501195	2141	BMRR	7/1/2010	7/1/2010	\$9,326.00	\$9,326.00	\$9,326.00		
D	RD	7501195	2141	CAMT	7/1/2010	7/1/2010	\$8,600.82	\$5,711.82	\$5,711.82		
D	RD	7567128	2141	BMRR	8/1/2010	8/1/2010	\$9,326.00	\$9,326.00	\$9,326.00		
D	RD	7567128	2141	CAMT	8/1/2010	8/1/2010	\$8,600.82	\$8,600.82	\$8,600.82		
D	RD	7567128	2141	RETX	8/1/2010	8/1/2010	\$1,581.72	\$1,581.72	\$1,581.72		
D	RD	7615687	2141	BMRR	9/1/2010	9/1/2010	\$9,326.00	\$9,326.00	\$6,217.33	\$3,108.67	
D	RD	7615687	2141	CAMT	9/1/2010	9/1/2010	\$8,600.82	\$8,600.82	\$5,733.88	\$2,866.94	
D	RD	7615687	2141	RETX	9/1/2010	9/1/2010	\$1,581.72	\$1,581.72	\$1,054.48	\$527.24	
D	RD	7674835	2141	RETX	10/1/2010	10/1/2010	\$1,581.72	\$564.56		\$564.56	
D	RN	7675779	2141	RETP	10/5/2010	10/5/2010	\$169.61	\$169.61	\$169.61		
D	RD	7701569	2141	RETX	11/1/2010	11/1/2010	\$1,581.72	\$564.56		\$564.56	
Lease: 226954							\$85,208.30	\$80,284.98	\$72,653.01	\$7,631.97	
Total											

Operating Unit: 2141 ASHLEY STEWART
Company 2141 Southland Mall CA
2141 Southland Mall-CA

ASHLEY STEWART

Southland Mall CA

Tenant ID: 2236313 Property Number: 2141 Unit ID: 0330 Area: 4663
 Lease Number: 226954 Lease Type: New-Retail Lease Status: Active-Signed/Open Bankruptcy

Legal Address

LARGE APPAREL OF CALIFORNIA, INC
 100 METRO WAY
 SECAUCUS, NY 07094

Billing Address

ASHLEY STEWART
 100 METRO WAY
 SECAUCUS, NY 07094

Lease Dates

Approved: 5/16/2006 Signed: 7/6/2006 Rent Start: 4/26/2007 Orig End: 5/31/2017
 Lease Beg: 4/26/2007 Open: 4/26/2007 Lease Ending: 5/31/2017

Recurring Charges

Bill Code	Description	Amount	Annual Amount	Amount PSF	Annual Amount PSF	Area	Frequency
BMRR	Base Minimum Rent	\$9,326.00	\$111,912.00	\$2.00	\$24.00	4663	Monthly
CAMT	CAMT-Total Operating Exp. Reim	\$8,600.82	\$103,209.84	\$1.84	\$22.13	4663	Monthly
RETX	Real Estate Tax	\$1,581.72	\$18,980.64	\$0.34	\$4.07	4663	Monthly

Date: December 9, 2010

VIA USPS

CLAIMS AGENT

BMC Group, Inc.

ATTN: Urban Brands Claim Processing

18750 Lake Drive East

Chanhassen, MN 55317

RE: Debtor: **UBI Liquidating Corp., f/k/a Urban Brands, Inc.**
Cause No: **10-13005 (KJC)**

Dear Claims Agent:

Enclosed you will find an original and two (2) copies of the following document(s) for filing in the above referenced case:

- _____ Notice of Appearance and Request for Service
- X Proof of Claims (Pre-Petition, Administrative, Rejection Damage)
- _____ Other _____

PLEASE KINDLY RETURN A FILE-STAMPED COPY OF EACH OF THE ENCLOSED DOCUMENTS IN THE ENCLOSED SELF-ADDRESSED STAMPED ENVELOPE.

THANK YOU FOR YOUR PROFESSIONAL ASSISTANCE.

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE UNDERSIGNED AT:

Sincerely,



Jennifer Anfinson

Direct Dial: (312) 960 - 2931